**PLANNING & CONSERVATION DRAFT MINUTE: 30TH JUNE 2023**

**1. PLANNING APPLICATIONS**

**Inside Conservation Areas:**

**23/01205/CLD: 3 Ynys y Coed: Single storey rear extension: AGREED: No objection**

**23/01280/FUL: R/O 28 Palace Rd: 2 storey four bed detached house: This proposal is to shoe-horn a house into the rear garden, requiring partial demolition of the distinctive stone boundary wall along St Michael’s Road to create vehicular access. The application provides little contextual information, but it would be clear from a site inspection or aerial photos and street views that this house would be harmony with its surroundings. It is awkwardly sited in the truncated garden of no: 28 and is forward of the building line formed by the adjacent house on St Michael’s Road. The poor quality design would be inappropriate to its setting and thus would have a negative effect on the Cardiff Rd/Palace Road Conservation Area. AGREED: OBJECT AS ABOVE**

***23/01413/WTCA: 8 Heol Fair: T1 Magnolia minor crown raise to 1m above fences and thin (15%) selective pruning of crown, minor weight reduction over neighbour’s shed, reducing branches by 0.5m***

***23/01209/WTTPP: 19 The Cathedral Green: 5-6m crown reduction to holm oaks in NW and SW corners of rear garden, and reduce lateral branches of central yew by 2-3m.***

***23/01295/WTCA: 75 Cardiff Rd: Ash on Llandaff Fields side of rear boundary - fell to ground level and treat stumps of ash trees. LATER WITHDRAWN***

**Outside Conservation Areas:**

**23/01066/DOC: Former BBC Wales site:** Discharge of condition 10 Surface Water Drainage. **AGREED:** No objection

**23/01050/HSE: 26 Insole Gardens:** Remove conservatory and replace with tiled roof extension, adjust pitch of tiled roof of existing lean-to. **AGREED:** No objection.

**23/01378/HSE: 13 Gerddi Taf:** 2 storey rear extension, conversion of part of garage to home office, and masonry shed in rear garden. **AGREED:** No objection

**23/01158/HSE: 160 Pencisely Rd:** Rebuild and extend garage and convert to self-contained annexe ancillary to main dwelling. **AGREED:** No objection

**2. PLANNING DECISIONS: (within a CA in bold - APPROVED:** Windrush, 58 Pwllmelin Rd: Demolish house and replace with 23 flats in 4 blocks; **Howells’ School: Discharge of Condition re electricals for previous consent; 48 Palace Road: Modify profile of side extension and extend into rear garden;** 5 Prospect Drive: Ground floor front extension to garage and rear ground floor extension to replace existing.

**3. REPLACEMENT LOCAL DEVELOPMENT PLAN (RLDP):** Consultation on the draft plan will take place for 10 weeks this summer. The good news is that no new sites are proposed for the period to 2036 beyond those already allocated. However, the bad news is that so much greenfield land was allocated in the LDP that development has stated in many of the areas allocated for new housing without the necessary infrastructure (transport, drainage etc) being in place. More on this next time…….

**4. FORMER BBC SITE/TAYLOR WIMPEY:** It was not possible to meet representatives of TW as planned, so this will to be re-arranged to consider a draft of the requested Residents’ Newsletter.